

84

it was the opinion of the council the franchise had been given to Acton T.V. and Delta City was not large enough to support two (2) cable T.V. companies.

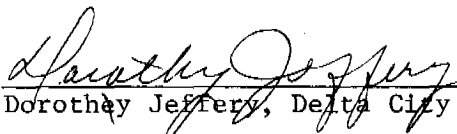
2. Mayor Roper told council he had received a Formal Hearing Notice from the Department of Business Regulation, Department of Contractors, in the matter of complaint #81-420 - Delta City VS Ralph J. Christensen - Construction. The hearing will be held September 15, 1981 at 1:30 p.m. in the office of the Department of Contractors in Salt Lake City.

Councilman Bird MOVED that Delta City has taken action regarding Mr. Christensen and need not go with any further action, MOTION SECONDED by Councilman Callister and motion carried.

3. Mayor Roper informed council of a breakfast meeting with the IPA Board at 8:00 a.m. and Delta City at the City Cafe on Friday, September 04, 1981. Also there is scheduled a public meeting at the Delta High School on Thursday, September 03, 1981 at 7:30 p.m.
4. Jack Grayson asked what the status of sewer services outside the City Limits were. Mr. Garyson was told at the present time services were not being offered outside of the City Limits.

Mayor Roper asked if there was any further business or comments, there being none, Councilman Bennett MOVED the meeting be adjourned, MOTION SECONDED by Councilman Don Bird, meeting adjourned at 9:40 p.m.


Leland J. Roper, Mayor


Dorothy Jeffery, Delta City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD SEPTEMBER 14, 1981.

Page 1.

PRESENT:

Leland J. Roper
Max Bennett
Willis Morrison
Cecil Losee
Don Bird

Mayor and Presiding
Councilman
Councilman
Councilman
Councilman

ABSENT:

Thomas Callister

Councilman

OTHERS PRESENT:

Neil Forster
Dorothy Jeffery
Warren Peterson

Public Works Superintendent
City Recorder
City Attorney

Rex Stanworth
Jack Grayson
Dave Evans
E. William Hanly
Ronald Johnson

IPP Representative
Grayson Const.
Evans Taggart Company
Utah Council for Handicapped
Valley Engineering

Mayor Roper, being present, called the meeting to order at 8:00 p.m.
Dorothy Jeffery, being present, acted as secretary.

The Mayor stated the meeting was a regularly called council meeting and that notice of the time, place and agenda of the meeting had been posted at the principle office of the governing body and had been provided the Millard County Chronicle; the Millard County Gazette and the local radio station KNAK and to each member of the governing body by mailing copies of the Notice and Agenda two (2) days before to each of them.

MINUTES

Minutes of a Regular Council meeting held August 24, 1981 were presented for council's consideration for approval, Councilman Bird MOVED the minutes be approved, MOTION SECONDED by Councilman Morrison, motion carried.

Minutes of a Special City Council meeting held August 27, 1981 for the purpose of a hearing to determine whether the 1981 business license issued to Ralph Christensen Construction, should be revoked, were presented to council for their consideration of approval. Councilman Losee MOVED the minutes be approved as presented, MOTION SECONDED by Councilman Bird and received the unanimous affirmative approval of all councilmen present.

Minutes of a Regular Council meeting held August 31, 1981 were presented for council's consideration of approval, Councilman Bird MOVED the minutes be approved as presented, MOTION SECONDED by Councilman Morrison and received the unanimous affirmative vote of all councilmen present.

ACCOUNTS PAYABLE

The accounts payable were presented for council's review and consideration for approval, following a general discussion of the accounts, Councilman Morrison MOVED they be approved for payment, MOTION SECONDED by Councilman Bird and received the unanimous affirmative vote of all councilmen present.

AMERICAN SAVINGS AND LOAN REQUEST FOR EXTENSION OF CONDITIONAL USE PERMIT FOR OFFICE TRAILER

Mayor Roper read the following application from American Savings and Loan regarding an extension of their Condition Use Permit for their office trailer.

AAH558

86

It has been our intention to begin construction on our permanent building shortly after the installation of the trailer. To date we have not been able to set an exact date to begin construction due to problems related to the general economy, we therefore, request an extension of one (1) year, to October 14, 1982, on our Conditional Use Permit for the trailer.

As you know we have extensively improved the site and instructed our people to maintain it to our high standards and the standards you have set for your city.

If you feel there is anything we should do to maintain the trailer and the site until our permanent building is constructed please notify us.

Donald Allen, Vice-president, American Savings

Councilman Bird questioned the time frame of the request and suggested it be for only six (6) months.

Councilman Morrison council grant an extension of six (6) months on the Conditional Use Permit.

There was a brief discussion of the permit regarding the effect the new ordinance would have on the extension afterwhich Councilman Morrison stated he would withdraw his motion to grant the extension and MOVED the matter be tabled until the next council meeting thus allowing Attorney Peterson time to research the issue, MOTION SECONDED by Councilman Losee, motion carried.

EVANS TAGGART - CONSIDERATION FOR COUNCIL'S APPROVAL OF FINAL PLAT - MEADOW BROOK PARK SUBDIVISION

Mayor Roper read the following letter from Planning and Zoning, dated September 10, 1981 regarding the Evans Taggart request:

Dear City Council:

By a unanimous vote at the Planning and Zoning Meeting held Wednesday, September 09, 1981 the Zoning Committee recommended that the Delta City Council approve the final plat of Meadow Park "A" and Final Plat Meadow Park "B" of Evans & Taggart, and indorse the change of Final Plat Meadow Park "A" from R-2 to R-3A to allow for thirteen (13) four-plex units.

Sincerely, Don Dafoe, Chairman of Planning and Zoning

Mayor Roper presented the following letter from Bush and Gudgell regarding the construction drawings for Meadow Park A and B:

Dear Councilmen:

I have reviewed and approved the final plats for Meadow Park A and Plat B (see attached letter to Planning Commission).

The construction drawings are in conformance to City Standards and acceptable with the following changes:

Offsite Improvements:

1. Additional pavement should be added to the South 120 feet of 300 West to provide for proper alignment with the new proposed extension of 300 West South of 400 South Street.
2. That section of the drain ditch which is to be piped should have a 24-inch diameter perforated CMP pipe installed. The pipe shall be galvanized and encased in a gravel envelope 1-foot thick with a filter cloth material wrapping the entire section.

Onsite Improvements:

1. Additional valves shall be installed in the proposed water line as follows:
 - a. An 8-inch valve to be installed in line with the curb return on Lot 11.
 - b. A 6-inch valve to be installed in line with the curb return on Lot 12.
2. The proposed 15" storm drain along lot lines 4 and 5, Plat A should be offset enough to allow for a fence to be built on that lot line if desired.
3. The elevations on the corner of Lot 12, Plat A should be revised to provide drainage around that corner or notes made to insure that it will work.
4. It is requested that fire hydrants be of the compression type that close with the pressure and not against the pressure.
5. It is requested that fittings used on PVC water pipe be cast or ductile iron with rubber ring gaskets.
6. The proposed 15-inch storm drain along lot lines 5 and 6, Plat B should be treated the same as Item No. 2.
7. The elevations on the corner of Lot 14, Plat B should be treated the same as Item No. 3.
8. The proposed section design of 320 West Street calling for 44 ft. of asphalt surface may be reduced to 40 ft. of asphalt and have the additional 2 ft. on each side increasing the planter strip area to 4 ft.

I have not had a chance to discuss this project with Neil and he may have some additional comments.

Sincerely,
John Quick, Delta City Engineer

Mr. Quick explained in detail, all of the items mentioned in his letter, to the council.

AAH558

88

Attorney Peterson stated there was some concern regarding a procedural problem. Delta City has been permitting the practice of having the subdivision plats approved by the council afterwhich the plats are given back to the developer and telling the developer when he has the plat finished to come back in with the plat. This is not a good practice.

Attorney Peterson then recommended, that when the council approves a subdivision plat, it whould come to the council with the owners dedication complete, all the utilities approval, the engineer's approval, the Planning Commission's approval and with the surveyors certificate and it should then be given to the council for approval at which time it becomes part of the official records of Delta City, from then on the developer never sees that plat again until it has been recorded and comes back with the recorder's seal on it.

Attorney Peterson suggested the Mayor not sign the plat until the plat has been given to the city and then the city should record it, the developer however, whould be charged for the recording fee of the plat.

Attorney Peterson suggested the aforementioned procedure be followed by the council on all subdivision plat approvals.

Councilman Morrison suggested the above procedure be included in the application for subdivision approval of council and also be amended into the ordinances.

Attorney Peterson stated the Evans Taggart's request could be approved tonight subject to the above conditions being met.

Councilman Morrison MOVED the final plat of Evans Taggart Meadow Brook Park Subdivision be given council's approval subject to the owners dedication being completed, and the plat being given to the attorney for his final approval and recording of the plat.

Attorney Peterson requested a copy of the plat be given to him until the owner dedication is completed, Mr. Evans gave the attorney a copy of the plat.

Councilman Bennett SECONDED Councilman Morrison's motion and motion carried.

DISCUSSION OF THE CITY BUILDING PROJECT

Mayor Roper reported the following information regarding the proposed City Building Office space:

Millard County	2000 Sq. ft.
State Public Safety	1500 Sq. ft.
State Library	850 Sq. ft.
Job Service	1500 Sq. ft.
Social Services	1200 Sq. ft.

The job Service and State Public Safety offices will require an outside entrance.

Mayor Roper requested Council's approval to present the above figures to an architect firm to have them provide Delta City with some costs of the project. Mayor Roper then informed council there are five (5) firms that are interested in working on the project.

Following a discussion of the architect firms, it was the opinion of the council that all firms interested in the project write a letter of intent regarding the project prior to council's decision on a firm to be hired.

TEMPORARY MOBILE HOME PARK ON PENDRAY PROPERTY

There was a general discussion of a proposed temporary mobile home park to be located on Pendray's property for the temporary use of IPP Construction Personnel.

Attorney Peterson gave each councilmen a copy of the following suggestions for an agreement on a temporary trailer park.

Contents of Agreement for one Year Temporary
Mobile Home Park on Pendray Property.

1. Assurance must be given that use will be made only until permanent parks are established, especially the Rex Day park, the Del Park project and other permanent mobile home parks.
2. The temporary park and the Rex Day park must never discharge more than 140 dwelling units into lift station "C" unless lift stations "B" and "C" are rebuilt and other improvements made as designated by the City Engineer.
3. The units on the Pendray property must be moved into permanent parks as soon as they become available.
4. The temporary park must be used only as in interim measure resulting from unavoidable delays in permanent park construction.
5. A fine of \$1,000,000.00 plus \$1,000.00 a day will be assessed after September 1, 1982 to be paid to Delta City if necessary to meet out-of-pocket expenses for the City and otherwise to such entity as the City may direct.
6. The park will be managed under the direction of IPP with standards approved by the City Council.
7. Amendments to Delta City Ordinances, if needed, must be prepared.
8. Necessary street extensions, utility line extensions, etc. must be engineered and in place.
9. Lease agreement for space should be approved, particularly default remedies.
10. All parties to lease agreement must consent to summary procedures such as authority of Delta City to terminate water service at end of one year period.

It was the opinion of the council Attorney Peterson write a more detailed agreement and present it to the council at a later date.

Rex Stanworth, IPP Representative, informed council the IPP staff in the Delta Office is going to be increased to help with any questions and concerns the entities may have regarding the construction of the IPP Plant and their personnel, housing etc.

Mr. Stanworth asked the Mayor if he had received a letter from Joe Fackrell stating the project would pay \$200,000.00 to the city for the sewer line, the Mayor told him he had not recieved the letter. Mr. Stanworth is going to check on the status of that \$200,000.00. There was a lengthy discussion of the alleviation contract following Mr. Stanworth's remarks.

AAH558

90

Mayor Roper told council the revenues from the proposed temporary trailer park will be given to the swimming pool.

DISCUSSION OF THE BOETTCHER AND COMPANY PROPOSAL

There was a general discussion of the status of the Boettcher and Company proposal regarding the future needs of Delta City.

OTHER BUSINESS DISCUSSED

Attorney Peterson presented a copy of the proposed Revised Code of Ordinance for council to review.

Mayor Roper gave council a copy of the information he had received regarding the Annual Utah League of Cities and Towns Convention.

Valley Engineer's proposal for master plan for the airport was discussed, after-which a MOTION to table the matter until the next council meeting, thus allowing council to review the proposal and material prior to a council decision, was made by Councilman Morrison, MOTION SECONDED by Councilman Bennett, motion carried.

Request from the Millard School District for Annexation, Mayor Roper read the following letter dated September 09, 1981, from the Planning Commission:

Dear City Council:

By a unanimous vote at the Planning and Zoning Meeting held Wednesday, September 09, 1981 the Zoning Committee recommended that the City Council approve the Millard School District Petition for annexation of a ten (10) acre parcel of land located South of Center Street, outside the corporate Delta City Limits, for the purpose of constructing an Elementary School.

Sincerely,

Don Dafoe, Chairman of Planning and Zoning

Following a brief discussion of the request, Councilman Losee MOVED a Public Hearing for the purpose of receiving public comment regarding the petition for annexation of ten acres located South of Center Street outside the corporate Delta City Limits, be scheduled for October 05, 1981 at 7:00 p.m. at the Delta City Office Building, MOTION SECONDED by Councilman Bennett and motion carried.


Mayor Roper informed Council of sewerage damage in the home of Dolye Bender caused by a broken sewer line, Mr. Bender has presented the city with a bill in the amount of \$134.34 for damages. Mayor Roper asked council's approval for the payment of the bill.

Councilman Bennett MOVED the council approve the payment of the aforementioned bill to Mr. Bender, MOTION SECONDED by Councilman Losee and received the unanimous affirmative vote of all councilmen present.

Mayor Roper presented to council a letter he had received from Acton Cable T.V. and stated they have people in the area working on the system.

Mayor Roper asked council if there was any further business or comments, there being none, Councilman Morrison MOVED the meeting be adjourned, MOTION SECONDED by Councilman Bennett, meeting adjourned at 11:15 p.m.


Mayor Leland J. Roper


Dorothy Jeffery, Delta City Recorder

MINUTES OF A REGULAR COUNCIL MEETING HELD SEPTEMBER 21, 1981

PRESENT:

Leland J. Roper
Willis Morrison
Don Bird
Thomas Callister

Mayor and presiding
Councilman
Councilman
Councilman

ABSENT:

Max Bennett
Cecil Losee

Councilman
Councilman

OTHERS PRESENT:

Neil Forster
Ray Valdez
John Quick
Warren Peterson
Dorothy Jeffery

Public Works Superintendent
City Building Inspector
City Engineer
City Attorney
City Recorder

Ronald Johnson
Bob Pendray
Jack Grayson
Rex Stanworth
Bob Springmire

Valley Engineer
Pendray Const.
Grayson Const.
IPP Representative
Rocky Mountain Housing

AAH558